



## South Milton

**Price £640,000 Freehold**

A substantial and deceptively spacious family home with seven bedrooms including a garden annexe plus a self contained two bedroom apartment with potential for income. This property is currently run as a bed and breakfast business and is situated in a quiet village just a mile from the beautiful South Devon Coast and a short drive from the popular sailing centre of Salcombe.

The village of South Milton has a church, village hall with an active community and a bus service to Kingsbridge. The accommodation in the main house briefly comprises an entrance hall, sitting room, dining room, study, kitchen/breakfast room, utility and shower room. On the first floor are two large landings, five bedrooms, two being en-suite and a family bathroom. The garden annexe has a further living room, two guest bedrooms and a shower room.

Adjoining the main house, the first floor self contained apartment comprises an open plan living room/kitchen two bedrooms and a bathroom. There are parking spaces to the front and both house and apartment have their own private gardens to the rear.

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The property is approached from the lane with off road parking to the front for at least two vehicles. A partly glazed front door leads to a large

### Entrance Hall

A spacious hall with window to the front, stairs to the front first floor (guest bedrooms) and glazed double doors to the

### Dining Room

With window to the side and glazed door to side passage, built in cupboards, one housing the oil fired boiler for central heating, glazed double doors to the kitchen and door to the

### Sitting Room

A generously proportioned, light and sunny room with two south facing windows and a stone fireplace with slate hearth and a wood burning stove. Full height storage cupboard and door to the

### Study

With window to the rear.

### Kitchen/Breakfast Room

The kitchen area has a window overlooking the rear garden, tiled floor and is fitted with a matching range of cherry wood coloured wall and floor units with granite effect work surfaces double bowl sink unit with mixer tap, a range style electric cooker with two ovens, tiled splashbacks, spaces for dishwasher and fridge freezer. French doors give access to a decking area and a door leads to the

### Utility

With provision for washing machine and shelves above, a door to the rear garden and further door to the

### Shower Room

The shower room has a tiled floor, obscured window to the rear, a corner shower unit, wash hand basin, WC and extractor fan.

### First Floor Guest Area

A large landing with Velux window and doors to **two bedrooms**, the larger to the front with window overlooking the lane and the smaller with window to the rear. Both have **en-suite shower rooms** with shower cubicle, wash hand basin, wc and extractor fan.



## First Floor Family Area

The rear staircase leads to a second landing fitted with an extensive range of wardrobe and drawer units. From here, doors lead to **two double bedrooms** to the rear with windows overlooking the garden and a large **double bedroom** with window to the front aspect and ample built in cupboards. A further door leads to the

## Family Bathroom

A partly tiled bathroom with two obscured windows to the side, shower cubicle, panel bath, wash hand basin with mixer tap mounted atop a cabinet, WC, airing cupboard housing hot water tank with further lockable door separating the family area of the first floor from the guest area.

## Garden Annexe

A single storey building with accommodation comprising a **living room**, **two double bedrooms** and a **shower room**.

## Self Contained Apartment

Entered by its own front door, a long hallway leads to a staircase to the first floor landing with airing cupboard, Velux window and doors to the

## Open Plan Living Room/Kitchen

A light and airy space with window to the front aspect and the kitchen area being fitted with a range of kitchen units with rolled edge work surfaces, stainless steel sink unit and electric cooker.

## Bedrooms

A **double bedroom** has window overlooking the rear garden and a **single bedroom** has a Velux window.

## Shower Room

Fitted with a corner shower unit, wash hand basin, WC and extractor fan.

## Garage

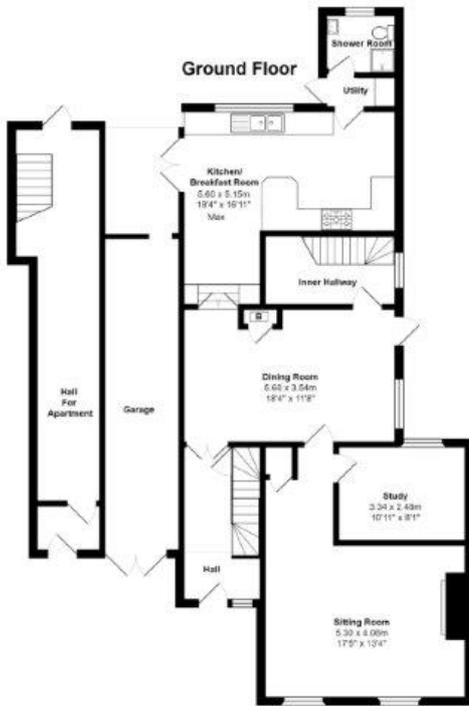
An integral garage extending the full depth of the building with double timber doors, space for two vehicles in tandem and electric lighting.

## Outside

To the front is an area for off road parking large enough for at least two vehicles. To the rear, which can be reached through the garage is a broad area of decking with steps down to the annexe and rear garden. This is mostly laid to lawn and given a good degree of privacy by high hedges and mature trees. The garden slopes gently away from the house and towards the end is a small stream with wooden bridge.

EPC awaited





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.